

WARRANTY DEED

65-0-8
56-26**Know all Men by these Presents,****28981****That** ROY O. JENKINS of East Vassalboro, Maine

and DONNA M. JENKINS, of Boston, Massachusetts

in consideration of ONE (\$1.00) DOLLAR and other valuable considerations

paid by GARY G. RASMUSSEN and PAMELA P. RASMUSSEN, both of Waterville, County
of Kennebec and State of Maine

whose mailing address is 16 Bartlett Street, Waterville, Maine 04901

TRANSFER
TAX
PAID

the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said GARY G. RASMUSSEN and PAMELA P. RASMUSSEN, as joint tenants and not as tenants in common,
their heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon, situated on Johnson Heights, in said Waterville and bounded and described as follows:

The westerly half of lot numbered fifty-nine (59) as bisected by a line drawn in a generally north and south direction, and all of Lot numbered sixty-one (61) constituting a continuous frontage on Johnson Heights of 105 feet. All is shown on the plan of Johnson Heights Extension, prepared by Harry E. Green, Civil Engineer, on April 10, 1947 and recorded in the Kennebec Registry of Deeds in Book 15, Page 50. The above described land as stated above, has a frontage of 105 feet on Johnson Heights and is 100 feet deep.

This conveyance is subject to the following restrictions, which are to run with the land, to wit:

No building other than a private dwelling house for not over one family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than 35 feet from the line of any street, provided, however, that porticoes projecting not over 3 feet, steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than 8 feet from any sideline. No double decked porches may be built on any house. Said dwelling house and garage shall cost not less than fifteen thousand (\$15,000.00) Dollars. The garage, unless built as a part of the house, shall be set back at least 60 feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street. The finish grade of the lot facing the street shall be not over 3 feet above the top surface of the center line of the street when completed, and the top of the foundation wall of the house erected on said lot shall not be over 4 feet above the top surface of said center line of the street.

Being the same premises acquired by Michael J. Latorre by deed of Roy O. Jenkins and Donna M. Jenkins dated April 24, 1970 and recorded in the Kennebec County Registry of Deeds in Book 1517, Page 417, which deed was re-recorded in Book 1521, Page 379.

For further reference see deed of Roy O. Jenkins and Donna M. Jenkins to Michael J. Latorre dated June 8, 1985 and recorded in the Kennebec Registry in Book 2818, Page 150, and deed of Michael J. Latorre to Roy O. Jenkins and Donna M. Jenkins dated June 8, 1985 and recorded in Book 2818, Page 152. Also see Abstract of Divorce recorded in Book 2845, Page 256.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said GARY G. RASMUSSEN and PAMELA P. RASMUSSEN, as joint tenants and not as tenants in common,

their heirs and assigns, to them and their use and behoof forever.

And we do **covenant** with the said Grantee & their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances except as aforesaid,

that we have good right to sell and convey the same to the said Grantee^s to hold as aforesaid; and

that we and our heirs shall and will **warrant and defend** the same to the said Grantee & their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we , the said ROY O. JENKINS

and DONNA M. JENKINS

~~husband/wife of the said~~

joining in this deed as Grantor , and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hand s and seals this 15th day of the month of December , A.D. 19 86 .

Signed, Sealed and Delivered
in presence of

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State of Maine, County of Kennebec

SS:

December 15 , 1986 .

Then personally appeared the above named

Roy O. Jenkins and Donna M. Jenkins

and acknowledged the foregoing instrument to be their free act and deed.

Before me,

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Notary Public
Attorney at Law

Printed Name, David E. Bernier, Esq.

David E. Bernier
Attorney at Law
Notary Public

My Commission Expires: 1/17/90

RECEIVED KENNEBEC SS.

1986 DEC 17 AM 9:00

RECORDED FROM ORIGINAL

